

**JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS**

MINUTES

**February 13, 2014
7:00 p.m.**

**Members
(Present)**

**Members
(Absent)**

**Staff
(Present)**

Maureen Gustafson
John Moyer
Brandon Dibben
Ken Mortensen
Chuck Mowry
Mike Watson

David Yearout

1. CALL TO ORDER & ROLL CALL

Chair Gustafson called the meeting to order at 7:00 p.m. and declared a quorum with all members present. Because there were no public hearing items and the presentation by the consultant on the Comprehensive Plan update needed a computer presentation, the meeting was held in the conference room in the basement of the Municipal Building.

2. APPROVAL OF MINUTES

Commissioner Mortensen moved to approve the minutes of the January, 2014, meeting as written. Commissioner Moyer seconded the motion and it carried unanimously.

3. OLD BUSINESS

Mr. Yearout noted two guests were present at the meeting. Mr. Gary Stith and Mr. Jeff Adams were introduced. Both work for the Flint Hills Regional Council and are active in many projects that involved Junction City and Geary County through that agency.

Item No. 1 – Comprehensive Plan Update Status ~ Presentation by RDG

Mr. Yearout stated the first draft of Chapters 1 and 2 are the written portions of the materials included in the packet for this meeting. In addition, Amy Haase, RDG Planning & Design project manager for this update, will be making a presentation on other materials being prepared for the Plan.

Amy Haase reiterated the information received by the Commission is a draft that covers the first two chapters of the proposed update to the Comprehensive Plan. These two chapters deal with socioeconomic information for both the City and County. Attempts

to develop traditional population projections have been made, but it is obvious after discussions with staff that this is not going to work because the population within the area is too volatile to predict using traditional projections methodology. Other methods will be combined to develop a projection that can be used for the update and will be shared at the next meeting to review the work.

Ms. Hasse presented a series of slides that reviewed a lot of the data within the first two chapters of the update Plan, and also reviewed considerable information concerning the amount of land devoted to various uses by category in both Junction City and the County. The intent of this information is to extrapolate the expected needs for future development and project the best locations for those particular uses to occur within the planning jurisdictions. This is only one of the methodologies being used to identify the future land use needs within the City and County.

Considerable discussion ensued with Ms. Haase, staff and the MPC members concerning many topics covered within the drafts; as well as other issues that will need to be included in the Plan. In particular, discussion covered the demands for projected future residential development within Junction City and how that need impacts the challenges with the existing vacant lots within the City.

The need for new or additional commercial and industrial development is important to the City and the County, but also to the surrounding region. Mr. Stith noted he is working on the creation of the Flint Hills Economic Development District and, along with Mr. Adams; an inventory of available developable land is being prepared. Junction City and Geary County is recognized as having considerable land that can be prepared for new economic development, especially on the west and south sides of Junction City. It is anticipated these areas need to be identified within the Plan update and discussion be given regarding the manner in which development can be directed to those areas.

Mr. Yearout noted it should be stated within the Plan that any potential wind energy development should be prohibited due to risks of negatively impacting the mission of Fort Riley. This matter had been previously discussed at length by the County and the update to the Plan should include discussions on that situation.

The discussion also covered the transportation system and the importance of showing certain roadways within the planning area as special trafficways that need to be addressed in the future. In particular, staff noted the previous discussion about Liberty Hall Road extending west of Junction City; the potential extension of East Street north to Grant Avenue; and the need to discuss existing interchanges along I-70 and whether those should be considered for future development. In particular, the interchanges of I-70 and US-177, I-70 and K-18, and I-70 and McDowell Creek Road were identified on the east side of the County. There was also discussion on the I-70 and Milford Lake Road interchange and the potential of a new interchange at I-70 and Taylor Road.

Discussion was held on potential flood plain issues and concerns. Mr. Yearout noted the current flood maps for Junction City and Geary County are being updated with more detailed information. The official maps are dated from 1988. It is anticipated that information will be helpful for future land use development issues.

Mr. Yearout opened discussion on County land use issues, particularly concerning agricultural lands and the impacts from non-agricultural development. He noted this topic was discussed at length during the update to the Geary County Zoning and Subdivision Regulations and it was intended the update to the Comprehensive Plan would address this issue as well. Mr. Yearout noted he would be meeting with Chuck Otte concerning some examples of rural development policies collected from other counties and the relevance of such ideas in Geary County. In particular, the desire is to address policies about the value of agriculture, the importance of agri-tourism, identify standards and locations for future rural residential development, and evaluate rural development standards that might result in amendments to the development regulations making some aspects of agricultural enterprises able to be authorized administratively. Examples would be the activities associated with Hildebrand Farms and Munson Farms.

Additionally, Mr. Yearout noted the rural development policies should address other environmental resource issues such as the quarries and other mineral extraction operations; address future land uses around Milford Lake; and include recognition of the uses in Grandview Plaza and Milford.

Other broad topics were discussed by the consultant, staff and MPC members. It was noted another in-depth discussion would be held in the near future to continue the preparation of the draft of the update to the Comprehensive Plan prior to more formal meetings in the summer. Mr. Yearout reminded everyone the intent is to have the Plan ready for the public hearings in the early fall, with final adoption before the end of the year.

Chair Gustafson asked if there were other questions from the MPC or if staff had any further announcements or business items. There were no additional items presented for discussion.

4. ADJOURNMENT

Commissioner Dibben moved to adjourn. Commissioner Moyer seconded the motion and it carried unanimously. Chair Gustafson declared the meeting adjourned at 9:10 p.m.

PASSED and APPROVED this _____ day of March, 2014.

Maureen Gustafson, Chair

ATTEST:

David L. Yearout, Secretary